006.0	0007	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	863,300 /	863,300
					USE VALUE:	863,300 /	863,300
					ASSESSED:	863,300 /	863,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-24	RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASEY MICHAEL J & MARY C
Owner 2:	
Owner 3:	
Street 1:	24 RANDOLPH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2368 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	431,300		432,000	863,300
Total Card	0.092	431,300		432,000	863,300
Total Parcel	0.092	431,300		432,000	863,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.57 | /Parcel: 364.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	5960
GIS Ref	
GIS Ref	
Insp Date	10/21/17

!627!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	431,400	0	4,000.	432,000	863,400	863,400	Year End Roll	12/18/2019
2019	104	FV	333,900	0	4,000.	459,000	792,900	792,900	Year End Roll	1/3/2019
2018	104	FV	333,900	0	4,000.	334,800	668,700	668,700	Year End Roll	12/20/2017
2017	104	FV	312,700	0	4,000.	291,600	604,300	604,300	Year End Roll	1/3/2017
2016	104	FV	312,700	0	4,000.	248,400	561,100	561,100	Year End	1/4/2016
2015	104	FV	277,900	0	4,000.	243,000	520,900	520,900	Year End Roll	12/11/2014
2014	104	FV	277,900	0	4,000.	199,800	477,700	477,700	Year End Roll	12/16/2013
2013	104	FV	289,500	0	4,000.	190,100	479,600	479,600		12/13/2012

PRINT

Date	Time
12/10/20	16:22:42

LAST REV

Date	Time
11/06/17	09:23:53
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 627

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16981-565		5/1/1986		139,900	No	No		N

USER DEFINED

Prior Id # 1:	5960
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/20/2009	Measured	189	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	263	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	SALMON		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09341216
Const Adj.:	0.98000205
Adj $ / SQ:	182.163
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625012
Depreciation:	193754
Depreciated Total:	431259

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

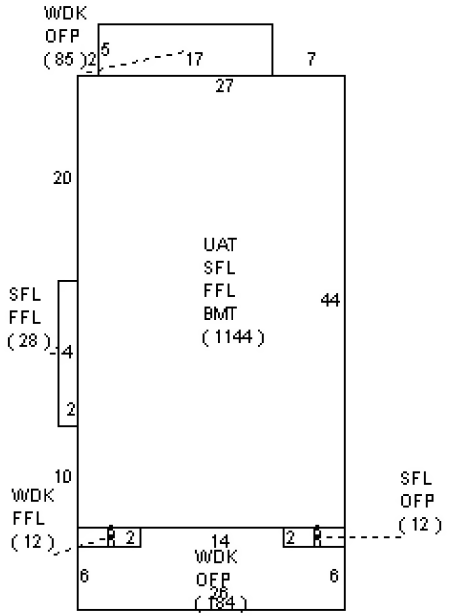
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	182.16
Special Features:	0	Val/Su Net:	98.92
Final Total:	431300	Val/Su SzAd	182.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	182.160	215,681
SFL	Second Floor	1,184	182.160	215,681
BMT	Basement	1,144	54.650	62,518
UAT	Upper Attic	286	72.870	20,839
OFP	Open Porch	281	21.920	6,161
WDK	Deck	281	9.370	2,632

Net Sketched Area: 4,360 | Total: 523,512

Size Ad 2368 | Gross Are 5218 | FinArea 2368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

006.0-0007-0003.0

IMAGE

AssessPro Patriot Properties, Inc